

LEASE NO. 57-6395-15-034

Simplified Lease
GSA FORM L201A (May 2020)

INSTRUCTIONS TO OFFERORS: Fill in this form with the required information where appropriate, initial each page, sign on this page (type in name and title), and have a witness to your signature sign also. Upon selection for award, the Government will countersign the Lease document.

This Lease is made and entered into between

Lessor's Full Legal Name (exactly as registered in the System for Award Management (SAM))

Webb County, Texas

(Lessor), whose principal place of business address is 1000 Houston St, Laredo, TX 78040, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("Government"), acting by and through the designated representative of the, United States Department of Agriculture (USDA) upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at:

Approximately 2 acres of land located at/described as: A 2.0 acre tract of land located in the western part of Porcion 23, Leonard Sanchez original grantee abstract 1-1544, Webb County, Texas, approximately 0.9 miles east of the Rio Grande, and more fully described as follows:

BEGINNING at an iron rod set in a fence, the east boundary fence of the Candelario Soli tract, which point bears N76-45-24E a distance of 4508.0' from the Southwest corner of Porcion 22;

THENCE S20-13-00E, along a fence 295.42' to a fence corner for the Southeast corner of this tract also being the southeast corner of the Candelario Solis tract;

THENCE S66-24-00W, along a fence 295.42' to an iron rod set for the Southwest corner of the southwest corner of this tract;

THENCE N66-13-00W, a distance of 295.42' to an iron rod for the northwest corner hereof;

THENCE N66-24-00E, at 295.42; to the place of the beginning.

Two (2) acres of improved land

and more fully described in Exhibit A (site map), together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by the Government.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

5 Years, 1 Year Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, estimated to be August 1, 2020, along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

TERMINATION RIGHTS

The Government may terminate this lease, in whole or in parts, at any time after **July 31, 2021**, by providing not less than 30 days' prior written notice to the lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

RENTAL RATE

The Lessor hereby leases to the Government said Premises for \$6,000 per acre per annum (rent per month \$1,000.00, rent per year \$12,000)

The Following documents are as attached to and made part of the Lease:

Land Lease Rider
G SA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications
Exhibit X, Site Plan

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

Signature: _____

Name: _____

Title: _____

Entity Name: _____

Date: _____

FOR THE GOVERNMENT:

Signature: _____

Russell S. Noyes

Real Property Leasing Officer

Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.